



**MINUTES OF THE GILA COUNTY
BOARD OF ADJUSTMENT
Thursday, May 21, 2020**

In order to decrease COVID-19 exposure, the members of the Board of Adjustment conducted their public hearing via a telephonic conferencing platform.

9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Mary Lou Myers.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (Present), Brian Goslin (Present), Mary Lou Myers (Present). A quorum was present.

Community Development Staff Members Present: Scott Buzan- Director, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes from April 16, 2020. No changes were suggested. Mrs. Myers motioned to approve the minutes with the amendment and Chairman Nye seconded the motion.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mr. Buzan thanked the Board for their cooperation and willingness to participate in the meetings via Zoom due to COVID-19.

Information/Discussion/Action:

Public Hearing:

6. **AV-20-01 PATTI HIRST:** An appeal has been filed against the approval of an Administrative Variance to allow the applicant to place an accessory structure in the front of the property with a 10-foot front yard setback and a 3-foot side yard setback where a 20' front yard setback and a 7' side yard setback is required. The property is located at 6225 West Lamina Lane in Pine, Arizona (APN# 301-21-052A) and is zoned Residence One- Density District 8 (R1-D8).

Mrs. Dahlke began her presentation by stating that the applicant's prior residence on the property had to be demolished in 2019 due to snow damage and that while the new residence is being built, the applicant would like to place a shed on the property. Staff approved the Administrative Variance request for several reasons, including that there are several other structures in the front setback along Lamina Lane. An appeal against the approval was filed. After some follow-up site visits to the property, staff found a few other locations that the structure might work better in.

Mrs. Myers stated that she has driven by the property and has seen two sheds on the property.

Ms. Hirst, the applicant, stated that because of the new residence needing to be moved 20 feet to comply with County regulations, she is unsure of where the shed could be placed on the property.

Cheryl Roberts, the appellant, stated that she has no concerns with the 10 foot front yard setback, but is concerned about the 3 foot side yard setback because this placed the shed close to her property line.

Mr. Buzan explained the 3 additional proposed locations in which the shed could be placed.

Ms. Hirst stated that location number two would not work due to the shed's proximity to the guest house and location number three would not work either. Location number one would be the best option.

Ms. Roberts stated that she would agree to allow the shed to be placed close to her property if it was placed at the bottom of the hill.

Mrs. Dahlke stated that because there appears to be more hardships that arise when looking at alternate locations for the shed, that she stands by the original recommendation to the Board to place the shed in the original location.

Mrs. Myers stated that she has concerns regarding the side setback for the shed in the original location and concerns regarding the slope of the hill on the property.

Ms. Hirst asked the Board if the alternate location number one could be looked at further.

Mr. Buzan asked Ms. Hirst if she would be willing to meet with a staff member on the property to review the new proposed location and measure for setbacks. Ms. Hirst agreed. Mrs. Myers stated that she would also attend.

Upon motion made by Mrs. Myers, seconded by Chairman Nye, the Board unanimously voted to send this case back to staff for review of a new location for the shed.

7. **Adjournment.** Mrs. Myers made a motion to adjourn, seconded by Chairman Nye. The motion to adjourn was unanimously approved at 9:33 A.M.